



I APPLICATION

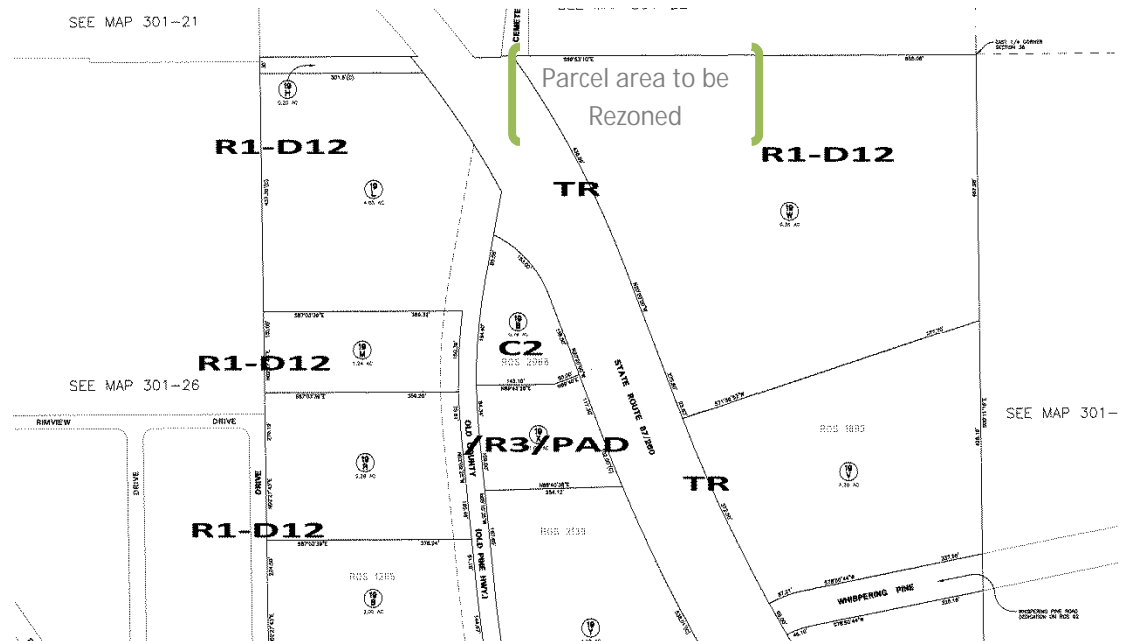
Applicant Name	Beau Woodring
Applicant Address	10229 N. Scottsdale Road, Suite F, Scottsdale, AZ
Site Address	Parcel #2 of ROS 4305B
APN Number	301-19-055B
Current Zoning	<p>TR/R1-D12</p> <p><u>Intent and Purpose:</u></p> <ul style="list-style-type: none"> a. To provide a degree of flexibility in land use in transitional areas where a mixture of residential and light commercial uses will be beneficial. b. To allow for certain mixed-used development subject to an approved site plan, provided such development shall be in harmony with, and will result in a minimum disruption to, surrounding uses. c. To create transitional zones to serve as buffers between residential districts and commercial or industrial districts.
Current Comprehensive Plan Designation	<p>Multi-Functional Corridor:</p> <p>The Multi-Functional Corridor category denotes areas of the county that are located adjacent to a primary transportation route and where a mixture of land uses are desirable based upon the specific locational characteristics of the land. The Multi-Functional Corridor category is designed to capitalize on the land use opportunities resulting from proximity to and visibility of a primary vehicular transportation corridor. The uses permitted in the Multi-Functional Corridor category are intended to respond to the unique opportunities, scale and functions that exist in the different areas of the county. Development in this category typically occurs on lots that are wide and shallow due to the linear nature of the adjacent transportation facilities. The potential negative impacts of a linear development pattern, if any, should be addressed through site planning, buffering and after design considerations.</p> <p>Additional uses permitted within the category shall include farming, ranching and those uses otherwise permitted by state statute.</p>
Application Number	Z-14-01

II Purpose & Description

The purpose of this application is to rezone Parcel 2 on Record of Survey 4305B from R1-D12& TR to Commercial Two (C2) to establish a retail store on the property. *Mr. Woodring has requested that the Board of Supervisors accept his withdrawal of this application*

III Zoning Regulations

The parcel is currently multi-zoned with both R1-D12 and TR zoning. The map below shows the current zoning for surrounding parcels. The actual parcel is not shown on the tax parcel map due to a recently approved minor land division. The parcel was a part of



parcel number 301-19-019W.

The Comprehensive Plan has designated this area as a Multi-Functional Corridor. This is appropriate for the proposed C2 zoning district.

IV Primary issue or issues to consider

There is some single family residential development in close proximity to this site. Because of this it will be necessary to take those precautions that ensure greater compatibility. Issues such as noise, lighting and outdoor activities need to be controlled.

V Background

The location of this parcel is along State Highway 87 just as you enter the downtown area of Pine. The parcel is currently undeveloped and would be appropriate for commercial

development. A parcel directly across the street was recently rezoned to C2 to allow a wider choice in commercial activities than is permitted under TR zoning.

VI Analysis

The parcel has minimum slopes and excellent access on State Highway 87. The current zoning would allow some commercial development, but it is restrictive in size of commercial and hours of operation. TR zoning acts as a buffer zone between residential and commercial development. It is appropriate for neighborhood areas as the intent is to allow neighborhood type commercial development. Hardscrabble Road in Pine is an area that is perfect for TR zoning due to the presence of residential development.

A floodplain report was run for this parcel and there is no 100-year floodplain on this parcel.

VII Summary

This parcel is not within the floodplain area and there are no significant topographic issues to take into consideration. The site has excellent access off State Highway 87. All in all, the property is suitable for C2 zoning activities.

VIII Recommendation

Staff recommends that the Board of Supervisors accept Mr. Woodring's request to withdraw this application from consideration. ~~Staff concurs with the Planning and Zoning Commission's recommendation for the Board of Supervisors to approve Planning and Zoning Department Case No. Z-14-01 with the following conditions:~~

- ~~1. All outdoor lighting is appropriately shielded to avoid spillage to other parcels to the rear of this parcel.~~
- ~~2. All zoning, wastewater, public works, health, fire district and building regulations that are applicable to the development of this retail store as well as Arizona Department of Transportation regulations shall be addressed if needed.~~
- ~~3. The architectural design for this structure shall be appropriate for the Pine area.~~
- ~~4. If the applicant or property owner wants to serve alcoholic beverages they must submit an application for a conditional use permit.~~
- ~~5. Buffering shall include both a solid wall and landscaping.~~
- ~~6. When the applicant submits the property development plan, the Director shall provide a copy to the Planning and Commission for its review.~~